



MLS # 71775995 - Active
Single Family - Detached

85 KINGMAN STREET
Lakeville, MA 02347
Plymouth County
Style: **Colonial, Contemporary, Gambrel / Dutch**
Color: **light grey**
Grade School: **Assawompset**
Middle School: **Freetown-Lakevi**
High School: **Apponequet High**
Handicap Access/Features:
Directions: **Rt. 140 to Rt. 79 to Kingman St. #85 is on right w/small sign at driveway entrance.**

List Price: **\$549,900**

Total Rooms: **10**
Bedrooms: **5**
Bathrooms: **4f 1h**
Master Bath: **Yes**
Fireplaces: **3**

Remarks

Not just a house, this is an ESTATE with over 9 acres and many possibilities! A rare opportunity at an incredible NEW LOW PRICE! Hard to match anywhere in the Boston area. CONTEMPORARY WITH SCENIC FARMLAND VISTAS: This rare, renovated property boasts a new state-of-the-art kitchen with quartz countertops, stainless appliances, built-in fireplace and much more. Soaring glass walls in the formal dining room. 2-story living room with another fireplace, custom Bali thermal blinds, hardwood floors, and faux-painted walls. Two magnificent Master Bedroom suites; one on the first floor, one on the second floor. Both with all the bells and whistles. Custom, hand-laid stone walkways and driveway. Brand new barn-style over-sized shed with 2x6 construction. New Buderus, energy efficient, state-of-the-art, 7-zone oil burner with Hydronic control system cuts fuel costs dramatically. You'll never find a home as sophisticated and spacious as this one-of-a-kind in the Boston area at this low price!

Property Information

Approx. Living Area: **3670 sq. ft.** Approx. Acres: **9.73 (423838 sq. ft.)** Garage Spaces: **2 Attached, Garage Door Opener, Heated, Storage, Work Area, Side Entry, Insulated**
Living Area Includes: Heat Zones: **7 Hot Water Baseboard, Oil, Other (See Remarks)** Parking Spaces: **20 Off-Street, Improved Driveway, Unpaved Driveway**
Living Area Source: **Public Record** Cool Zones: **2 Central Air** Approx. Street Frontage:
Living Area Disclosures: **Additional 1,200 s.f. finished area in basement. GLA above does NOT include any basement area.**
Disclosures: **All measurements are approximate. Features and specifications are not guaranteed and require buyer verification. Hot Tub and Fireplace Inserts included with sale. Major renovations/improvements from 2011-2014. DEED TO BE REVISED to include Lot #2 and Mark's Way per recorded Plan Book 58 Page 1151**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	28x22	Fireplace, Skylight, Ceiling - Cathedral, Ceiling Fan(s), Closet, Flooring - Hardwood, Window(s) - Picture, High Speed Internet Hookup, Slider
Dining Room:	1	14x10	Skylight, Ceiling - Cathedral, Flooring - Stone/Ceramic Tile, Window(s) - Picture, Main Level
Kitchen:	1	23x18	Bathroom - Half, Fireplace, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Countertops - Upgraded, Kitchen Island, Cabinets - Upgraded, Deck - Exterior, Exterior Access, Recessed Lighting, Remodeled, Slider, Stainless Steel Appliances
Master Bedroom:	2	34x16	Bathroom - Full, Ceiling Fan(s), Closet - Linen, Closet, Flooring - Wall to Wall Carpet, Cable Hookup, High Speed Internet Hookup, Recessed Lighting
Bedroom 2:	1	13x12	Closet, Flooring - Wall to Wall Carpet
Bedroom 3:	2	11x11	Closet, Flooring - Wall to Wall Carpet, High Speed Internet Hookup
Bedroom 4:	2	12x12	Closet, Flooring - Wall to Wall Carpet, High Speed Internet Hookup
Bath 1:	2	6x9	Bathroom - Full, Bathroom - Tiled With Tub & Shower, Closet, Flooring - Stone/Ceramic Tile, Recessed Lighting
Bath 2:	2	9x8	Bathroom - Full, Closet - Linen, Enclosed Shower - Fiberglass
Bath 3:	1	16x13	Bathroom - Full, Bathroom - Tiled With Shower Stall, Closet, Flooring - Stone/Ceramic Tile, Countertops - Upgraded, Double Vanity, Recessed Lighting
Laundry:	1	6x6	Closet, Main Level, Exterior Access
Second Master Bedroom:	1	20x13	Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - Tiled With Shower Stall, Closet - Walk-in, Flooring - Wall to Wall Carpet, Balcony / Deck, Jacuzzi / Whirlpool Soaking Tub, Cable Hookup, Deck - Exterior, Exterior Access, High Speed Internet Hookup, Slider
Bathroom:	1	7x3	Bathroom - Half, Flooring - Stone/Ceramic Tile
Bathroom:	B	9x6	Bathroom - Full, Bathroom - Tiled With Shower Stall, Closet - Linen, Flooring - Stone/Ceramic Tile
Bonus Room:	B	42x33	Fireplace, Closet - Walk-in, Closet, Flooring - Laminate, Exterior Access, High Speed Internet Hookup
Home Office:	2	13x11	Closet, Flooring - Wall to Wall Carpet, Attic Access, High Speed Internet Hookup

Features

Appliances: **Range, Dishwasher, Microwave, Refrigerator, Washer, Dryer, Water Softener**
Area Amenities: **Public School**
Basement: **Yes Full, Partially Finished, Interior Access, Bulkhead**
Beach: **No**
Construction: **Frame**
Electric: **110 Volts, 220 Volts, Circuit Breakers, 150 Amps, Other (See Remarks)**
Energy Features: **Insulated Windows, Insulated Doors, Prog. Thermostat**
Exterior: **Clapboard**
Exterior Features: **Deck, Deck - Composite, Patio, Storage Shed, Paddock, Screens, Fruit Trees, Horses Permitted**
Flooring: **Tile, Wall to Wall Carpet, Hardwood**
Foundation Size: **Irregular**
Foundation Description: **Poured Concrete, Irregular**
Hot Water: **Oil, Tank**
Insulation: **Full, Fiberglass**
Interior Features: **Security System, Cable Available, Other (See Remarks)**
Lot Description: **Additional Land Avail., Cleared, Level, Scenic View(s)**
Road Type: **Public**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **Private Sewerage - Title 5: Pass**
Terms: **Contract for Deed**
Utility Connections: **for Electric Oven, for Electric Dryer, Washer Hookup, Icemaker Connection**
Water Utilities: **Private Water**
Waterfront: **No**
Water View: **No, --**

Other Property Info

Disclosure Declaration: **No**
Exclusions: **Personal Property.**
Facing Direction: **East**
Home Own Assn: **No**
Lead Paint: **Unknown**
UFFI: **Warranty Features:**
Year Built: **1986** Source: **Public Record**
Year Built Description: **Actual, Renovated Since**
Year Round: **Yes**
Short Sale w/Lndr.App Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **994**
Assessed: **\$471,700**
Tax: **\$6721.73** Tax Year: **2015**
Book: **58** Page: **1151**
Cert: **9/15/2011**
Zoning Code: **Indust. B**
Map: **016** Block: **001** Lot: **004**

Office/Agent Information

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